

MOSES KOTANE LOCAL MUNICIPALITY



NOTICE OF PROPERTY RATES AND OF FIXED DAY FOR PAYMENT IN RESPECT OF THE FINANCIAL YEAR 1 JULY 2016 TO 30 JUNE 2017

Notice is hereby given that, in terms of section 14(3) of the Local Government: Municipal Property Rates Act, 2004 (Act 6 of 2004) read with section 21A of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000) the following property rates will be levied by resolution of the Council, Resolution No. 184/05/2016 dated 31 May 2016, in respect of the above mentioned financial year on the different categories of rateable property recorded in the general valuation roll:

The ratio indicated next to the category of property is in relation to residential property.

(a) **Residential properties**

On the market value and the following tariff levied as rates on the property:
0,000654 cents in the Rand.

The first R 17 000.00 of the market value of all residential property will be exempted from property rates. In addition, owners of improved/developed residential property will be granted a 20% rebate on property rates.

(b) **Mining properties**

On the market value and the following tariff levied as rates on the property:
0,06929 cents in the Rand.

(c) **Businesses and Commercial**

Businesses: On the market value and the following tariff levied as rates on the property: **0,01648** cents in the Rand.

(i) Shopping complexes

The Sun Village shopping complex and Moruleng Mall shopping complex on the market value and the following tariff levied as rates on the property: **0,01648** cents in the Rand.

Commercial: Holiday resorts and hotels with and without gambling rights in terms of the National Gambling Act, Act No. 7 of 2004, motels, entertainment centres including hospitality properties, offices, garages and shopping centres as follows:

(i) Holiday resorts with gambling rights

The Sun City - Lost City complex and amenities situated on a portion of the farm Doornhoek 910 JQ and a portion of the farm Ledig 909 JQ, on the market value and the following tariff levied as rates on the property: **0,03258** cents in the Rand.

(ii) Holiday resorts without gambling rights

Bakubung Bush Lodge situated on portions of the farms Ledig 909 JQ and Koedoesfontein 94 JQ, Kwa Maritane Bush Lodge situated on portions of the farms Doornhoek 910 JQ and Waagfontein 89 JQ and Tshukudu Bush Lodge situated on portions of the farms Wydehoek 92 JQ and Leeufontein 50 JQ, Ivory Tree Game Lodge and Bakgatla Resorts situated on a portion of the farm Kafferskraal 43 JQ and Manyane Resort situated on a portion of the farm Zuiverfontein 58 JQ, on the market value and the following tariff levied as rates on the property: **0,02907** cents in the Rand.

(d) **All Government (State owned) properties**

On the market value and the following tariff levied as rates on the property: **0,05212** cents in the Rand.

(e) **Public Service Infrastructure (PSI) properties**

Eskom servitudes/way leaves, Telkom, MTN, Vodacom, Cell C, Roads, Railway lines, Runways and Air Traffic Control Units, National and Provincial Roads – On the market value and the following tariff levied as rates on the property: **0,000266** cents in the Rand. A rate ratio of 1:0,25 is applied.

The first 30% of the market value of PSI will be exempted from property rates.

(f) **Public Benefit Organisations / Public Service Purposes**

Hospitals, Clinics, Hospices, Libraries, Police Stations, Correctional Facilities, Courts of Law, Schools, Colleges, Universities and Development, Welfare &

Caring Institutions approved in terms of section 30 of the Income Tax Act 58 of 1962 - On the market value and the following tariff levied as rates on the property: **0,00070** cents in the Rand.

Public Benefit Organisations and properties used for Public Service Purposes will be granted a rebate of 20% on property rates.

(g) Agricultural Property (Farms and Small Holdings)

On the market value and the following tariff levied as rates on the property: **0.000266** cents in the Rand. A rate ratio of 1:0,25 is applied.

Owners of agricultural properties may be granted a 15% rebate on property rates if they are bona fide farmers.

(h) Industrial undertakings

On the market value and the following tariff levied as rates on the property: **0,00531** cents in the Rand.

(i) Multiple purpose properties

On the market value and the relevant determined tariff levied as rates on the property for the particular purpose that such land is used for in terms of the property rates policy of Council.

(j) Vacant land

On the market value and the following determined tariff levied as rates on the property: **0,06929** cents in the Rand.

Vacant land belonging to developers will be exempted from levying of rates and only be subjected to a once-off administration fee (Fee in addition to the cost of a Clearance Certificate) as determined annually by the Council and on condition that the development plan timeframes, as agreed between the developer/s and the Municipality, are complied with by the developers. This fee is set at **R 150.00** per stand for this financial year.

(k) Other properties as determined by the Minister of local government

None

(l) **Other properties as determined by the Municipality and approved by the Minister of local government**

None

(m) **Rebates**

| Category/Description | Proposed rebate | Council's adopted rebate |
|--|------------------------|---------------------------------|
| Properties used for public benefit/service purposes | 20% | 20% |
| Residential Properties (Where applicable) | 20% | 20% |
| Bona fide farmers | 15% | 15% |
| Vacant land belonging to Developers but subject to development timeframes agreed with Municipality | 100% | |
| Pensioner Households on residential properties only | | |
| ➤ Household with income equal to 2 x monthly Old Persons Grant or less | 100% | |
| Indigent Households – Registered as indigent | | |
| ➤ Household with income equal to 2 x monthly Old Persons Grant or less | 100% | |

(n) **Tribal Land**

All rateable properties under tribal management registered in the name of the tribe will be remitted from property rates for the financial year 2016/2017, but excluding the following properties:

State owned and parastatal owned institutions like hospitals, schools, tertiary education facilities, administration buildings, post offices, magistrate courts, Telkom property as well as Vodacom, MTN and Cell C buildings and installations, military bases, mines, mining installations and buildings including dwelling houses and infrastructure, Eskom servitudes, or any right in land utilized for business purposes. Holiday resorts and hotels with and without gambling rights, motels, entertainment centres and any right in land, including commercial and industrial buildings, offices, garages/service stations and shopping centres.

(o) General

The amounts due for rates as indicated in this notice shall become due and payable on 1 July 2016 but may be paid in 12 equal installments at the end of each calendar month during the financial year.

Interest at the prime rate of the Municipality will be charged on all amounts in arrears after the fixed date or dates and defaulters are liable to legal proceedings for recovery of such arrear amounts.

MR. P. SHIKWANE
ACTING MUNICIPAL MANAGER

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